



## Davies & Partners Landlord Scale of Fees (All fees are listed inclusive of VAT)

April 2026

Services	Full Management Items 1-13 of Schedule 1	Letting Only Service Items 1-6 of Schedule 1	Letting and Rent Collection Items 1-8 of Schedule 1
	<b>15.6%</b> of rent due per calendar month	Equal to One Months' Rent	<b>9.6%</b> of rent due per calendar month
Tenancy Set-Up Fee	<b>£300.00</b>	<b>£0.00</b>	<b>£300.00</b>
Tenancy Deposit Service Fee	<b>£50.00</b>	<b>£50.00</b>	<b>£50.00</b>
<b>Additional Services as Required/Requested</b>			
Section 8 Notice of Possession	<b>£180.00</b>	<b>£180.00</b>	<b>£180.00</b>
Section 13 Rent Increase Notice	<b>£125.00</b>	<b>£125.00</b>	<b>£125.00</b>
Rent Tribunal Response & Evidence Preparation	<b>£150.00</b>	<b>£150.00</b>	<b>£150.00</b>
Referencing & Right To Rent Checks for each applicant beyond the first two	<b>£75.00</b>	<b>£75.00</b>	<b>£75.00</b>
Tenancy Deposit Service Fee	<b>£50.00</b>	<b>£50.00</b>	<b>£50.00</b>
Hourly rate for other work outside of our contract	<b>£72.00 per hour</b>	<b>£72.00 per hour</b>	<b>£72.00 per hour</b>
Pre-tenancy Cleaning	Price dependent on property size	Price dependent on property size	Price dependent on property size
Gas Safety Certificate	Price dependent on number of appliances	Price dependent on number of appliances	Price dependent on number of appliances
Electrical Safety Inspection	Price dependent on property size	Price dependent on property size	Price dependent on property size
Legionella Risk Assessment	<b>£65.00</b>	<b>£65.00</b>	<b>£65.00</b>
Inventory/Schedule of Condition	As per the table below	As per the table below	As per the table below
Check-in and Check-out Inspections	As per the table below	As per the table below	As per the table below

Inventory Clerk prices (inc VAT)	One Bedroom Property	Two Bedroom Property	Three Bedroom Property	Four Bedroom Property	Five Bedroom Property
Inventory & Schedule of Condition	<b>£120.00</b>	<b>£150.00</b>	<b>£170.00</b>	<b>£200.00</b>	<b>£250.00</b>
Check-in/Check-out inspection. Fee taken at the start of a tenancy	<b>£170.00</b>	<b>£180.00</b>	<b>£210.00</b>	<b>£240.00</b>	<b>£280.00</b>